

## LINCOLN CITY/LANCASTER COUNTY PLANNING STAFF REPORT

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**P.A.S. Pre-Existing Use Permit #3AA:**

**DATE:** October 11, 2002

**Scheduled Planning Commission hearing**

**October 30, 2002**

**PROPOSAL:** Capital Sign Co. for Westfield Shoppingtown has initiated a request to amend the permitted signs.

**LAND AREA:** 76.22 acres for the Gateway tract.

**CONCLUSION:**

- a) Signs 1C, 1D, and 1E are adjustments of approved ground signs and should be approved.
- b) Sign 1B, a 28 square foot ground sign, may be an appropriate east entrance sign if located outside the sight triangles and no more than 25' ( ½ the distance) into the front yard setback.
- c) Sign 1A is an off-premise sign and can not be approved under the current code. The existing sign further west on the "loop road" signs this street.
- d) Sign 4A is the size of a small billboard, exceeds the allowed height and area requirement and is located in the front yard. There is no justification for this large sign at this location. A replacement ground sign or a pole sign that meets the B-5 requirements could be allowed.

**RECOMMENDATION:**

Approval of 1C, 1D and 1E  
Conditional Approval of 1B  
Denial of 1A  
Denial of 4A

**GENERAL INFORMATION:**

**LEGAL DESCRIPTION:** A portion of Lot 233, Lots 213, 214, 232, and 257 Irregular Tracts and Lot 2 Gateway Terrace, all located in the south half of Section 21, Township 10 North, Range 7 East of the Sixth Principle Meridian, Lincoln, Lancaster County, Nebraska, further described in the attached legal descriptions.

**LOCATION:** Westfield Shoppingtown - Gateway, 6100 'O' Street

**APPLICANT:** Bill Patsios  
Capitol Sign Co.  
3421 N. 35<sup>th</sup> Street Circle  
Lincoln, NE 68504  
1-800-539-4464 or 1-800-339-4779

**OWNER:** Westfield Shoppingtown/ WEA Gateway LLC.  
6100 "O" Street  
Lincoln, NE 68505  
(402) 464-9454

**CONTACT:** Bill Patsios  
Capitol Sign Co.  
3421 N. 35<sup>th</sup> Street Circle  
Lincoln, NE 68504  
1-800-539-4464

**EXISTING ZONING:** B-5 Planned Regional Business

**EXISTING LAND USE:** Shopping Center

**SURROUNDING LAND USE AND ZONING:**

North: Industrial and residential, zoned I-1, R-5 and R-6

South: Commercial uses, Lincoln Public Schools office and Elderly housing, zoned B-1, R-2, O-2 and R-6.

East: East Park Shopping Center, zoned B-5

West: Office and Commercial uses, zoned B-5 and H-2

**ASSOCIATED APPLICATIONS:** none

**HISTORY:** "Gateway" was zoned "G" Local Business and A-2 Residential in 1953. The original Gateway mall was completed in **1959**. In **1968** the balance of R-2 zoning was changed to "G" and "G-1" Planned Commercial. During the **1979** zoning update, this area was converted to "B-5" Planned Regional Business and designated as Pre-Existing Use Permit #3. Numerous amendments have been made since that date.

**COMPREHENSIVE PLAN SPECIFICATIONS:** This is shown as Commercial on the Lincoln/Lancaster County Land Use Plan, page F25. The Plan notes;

Regional Centers typically include a unique blend of commercial and other compatible land uses. Within this type of center, one may find retail shopping, restaurants, entertainment complexes, cultural and artistic institutions, offices, personal and business service facilities, and public institutions and governmental functions. The scale of such centers can offer a sense of place with a unique character or cohesive theme.

Many Regional Centers are large scale retailing centers that include a mall with several department store anchors and numerous small shops, as well as adjacent commercial development with stand-alone restaurants and stores, such as Westfield Shoppingtown Gateway or SouthPointe Pavilions. pg F 43

Encourage renovation and reuse of existing commercial centers. Infill commercial development should be compatible with the character of the area and pedestrian oriented pg F49

Commercial and industrial districts in Lancaster County shall be located:

- so that they enhance entryways or public way corridors, when developing adjacent to these corridors pg F 37

**UTILITIES:** All present

**TOPOGRAPHY:** Drainage is toward Dead Mans Run to the north.

**TRAFFIC ANALYSIS:** "O" street is under reconstruction to a six lane facility. The Owner has some off-site responsibilities for this project, as agreed to in Resolution A-73294. Cotner Blvd and N. 66<sup>th</sup> Street also abut the site.

**PUBLIC SERVICE:** Full City services

**REGIONAL ISSUES:** Signs and City/Corridor image.

**ENVIRONMENTAL CONCERNS:** None

**AESTHETIC CONSIDERATIONS:** Visual Image

**ALTERNATIVE USES:** Signs per the code and previously approved

**ANALYSIS:**

1. This request of Westfield Shoppingtown-Gateway includes replacing and moving wall signs, interior directional signs and perimeter signs.

2. Signs 1C, 1D, and 1E are reposition/relocating 28 square foot that could be approved by Administrative Amendment.
3. Signs 1A and 1B propose two signs on 66<sup>th</sup> street, which exceeds the one sign abutting the perimeter provision and would require council approval. Both signs are in the 50' front yard setback and would not be allowed without council approval.

The proposed sign on "Q" street, 1A, is not on the applicants property or within this use permit and is thus an off-premise sign which is not permitted in the B-5 District.

4. Sign 4A is proposed to be a 50' high, 250 square foot in area, pole sign, in the front yard. The B-5 District allows one pole or ground sign, outside the front yard, up to 100 square feet in area and up to the district height of 40'. A pole sign of this size and height exceeds those allowed at this location or for other businesses along "O" Street.
5. A continuing and successful effort is and has been made by the City to reduce the sign clutter on "O" Street.
6. The other B-5 Centers in the city do not have extra large pole signs, but have generally stayed with landscaped ground signs, as currently exist at Gateway.

### **CONDITIONS:**

#### Site Specific:

1. After the applicant completes the following instructions and submits the documents and plans to the Planning Department office and the plans are found to be acceptable, the application will be scheduled on the City Council's agenda:
  - 1.1 Revise the site plan to show:
    - 1.1.1. Dimensioned approved sign locations, outside of site triangles.
    - 1.1.2. The removal of sign 1A and sign 4A and revision of sign size and locations to meet zoning code.
2. All terms and conditions of Pre-Existing Use Permit 3 shall apply unless specifically approved by this amendment.
3. This approval permits a revised sign plan for Pre-Existing Use Permit 3, Westfield Shoppingtown - Gateway

General:

4. Before receiving building permits:
  - 4.1 The construction plans shall comply with the approved plans.
  - 4.2 The Permittee shall have submitted a revised final plan including 5 copies and the plans are acceptable.

STANDARD CONDITIONS:

5. The following conditions are applicable to all requests:
  - 5.1 All development and construction shall be completed in compliance with the approved plans.
  - 5.2 All privately-owned improvements shall be permanently maintained by the owner or an appropriately established association approved by the City Attorney.
  - 5.3 The site plan accompanying this permit shall be the basis for all interpretations of setbacks, yards, locations of buildings, location of parking and circulation elements, and similar matters.
  - 5.4 This resolution's terms, conditions, and requirements bind and obligate the permitted, its successors and assigns.
  - 5.5 The applicant shall sign and return the letter of acceptance to the City Clerk within 30 days following the approval of the special permit, provided, however, said 30-day period may be extended up to six months by administrative amendment. The clerk shall file a copy of the resolution approving the special permit and the letter of acceptance with the Register of Deeds, filling fees therefor to be paid in advance by the applicant.
6. The site plan as approved with this resolution voids and supersedes all previously approved site plans, however all resolutions approving previous permits remain in force unless specifically amended by this resolution.

Prepared by:

Michael DeKalb, AICP  
Planner

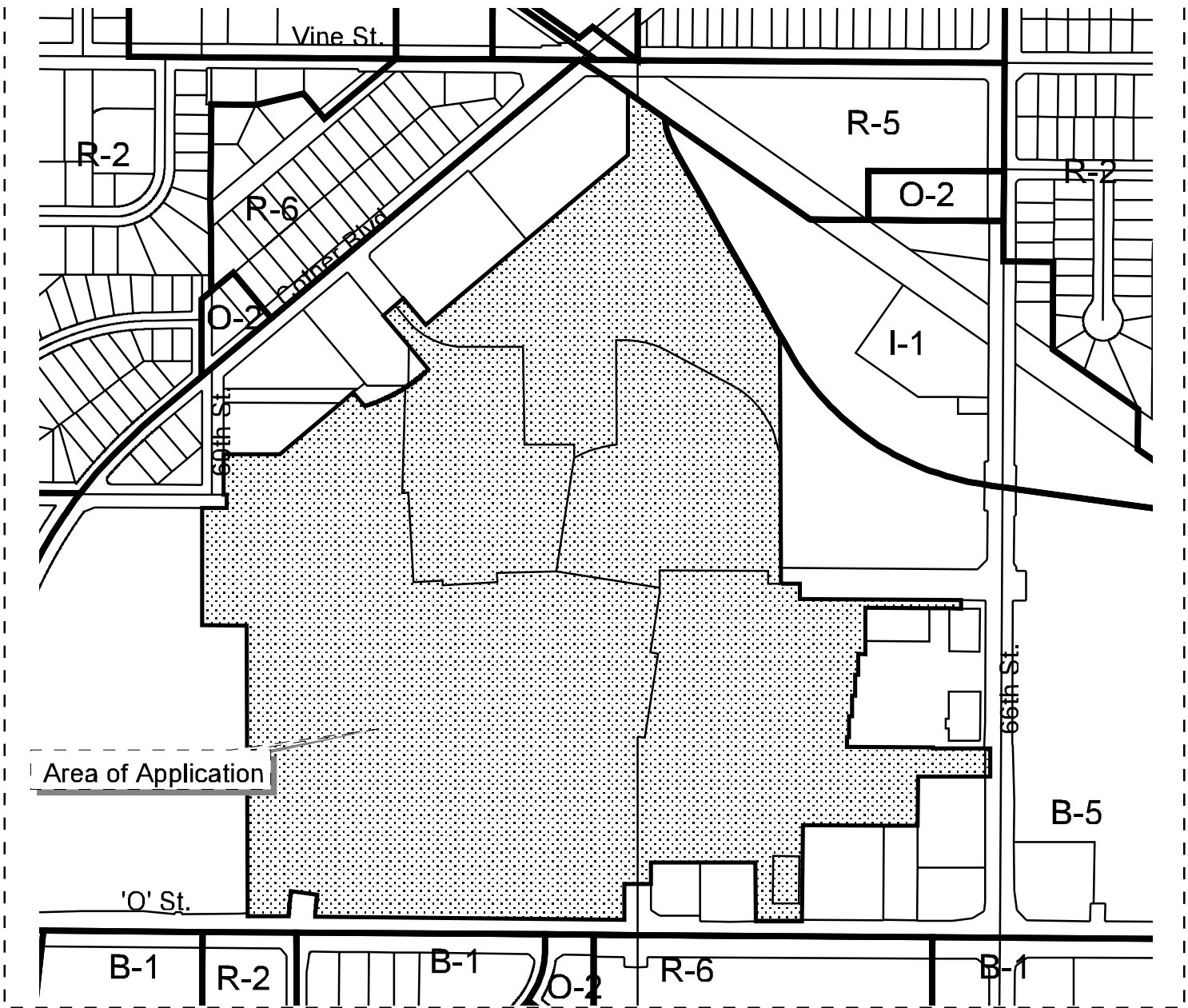


Area of Application

**Pre-existing Use Permit #3AA  
Westfield Shoppingtown  
Cotner Blvd. & 'O' St.**



Photograph Date: 1997

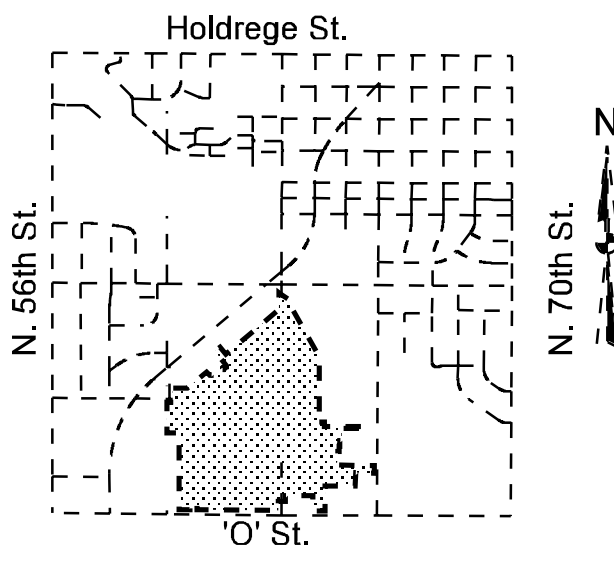
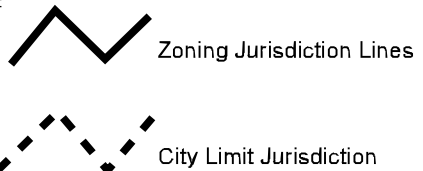


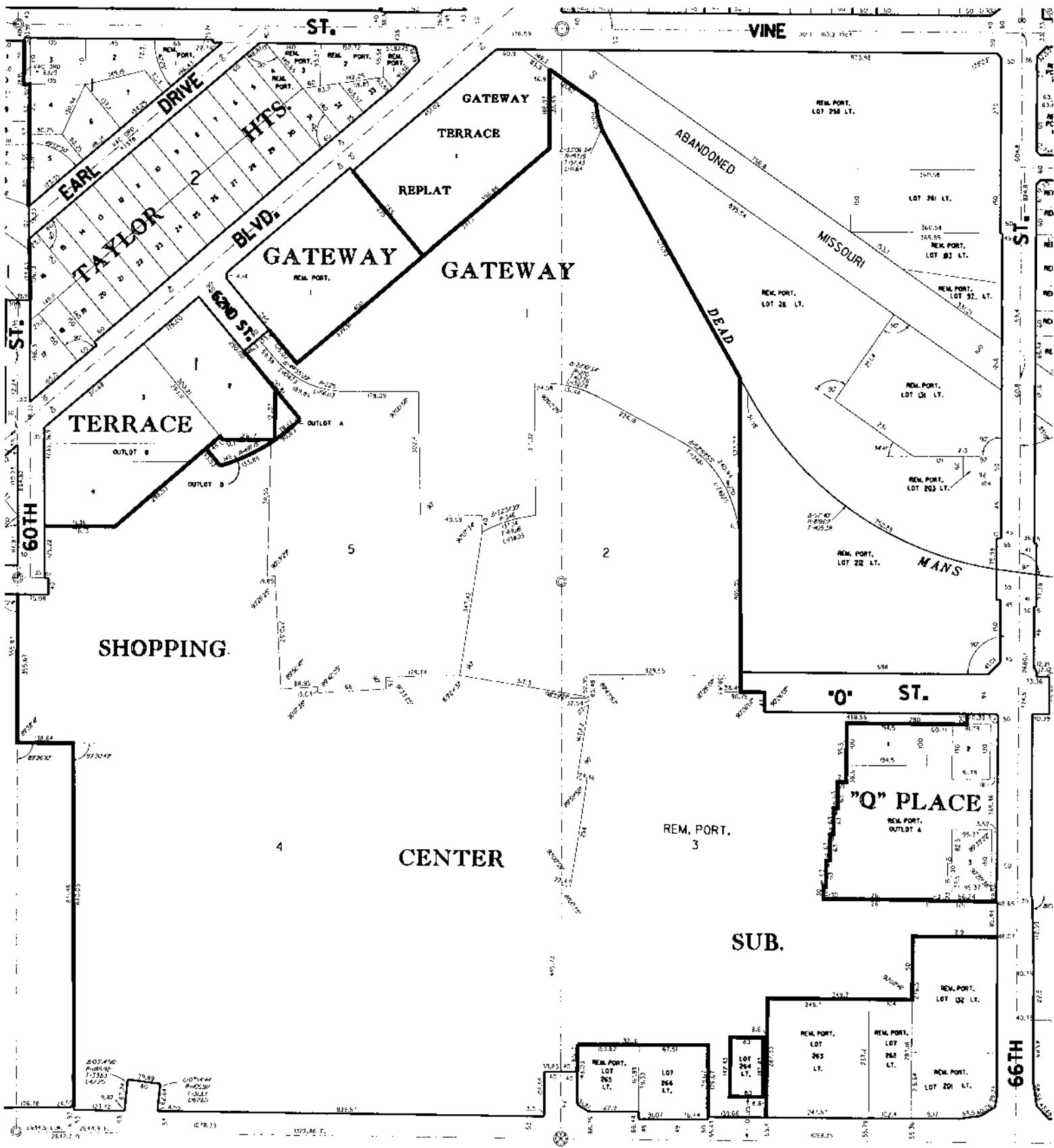
**Pre-existing Use Permit #3AA**  
**Westfield Shoppingtown**  
**Cotner Blvd. & 'O' St.**

**Zoning:**

- |            |  |
|------------|--|
| R-1 to R-8 | Residential District                   |
| AG         | Agricultural District                  |
| AGR        | Agricultural Residential District      |
| R-C        | Residential Conservation District      |
| O-1        | Office District                        |
| O-2        | Suburban Office District               |
| O-3        | Office Park District                   |
| R-T        | Residential Transition District        |
| B-1        | Local Business District                |
| B-2        | Planned Neighborhood Business District |
| B-3        | Commercial District                    |
| B-4        | Lincoln Center Business District       |
| B-5        | Planned Regional Business District     |
| H-1        | Interstate Commercial District         |
| H-2        | Highway Business District              |
| H-3        | Highway Commercial District            |
| H-4        | General Commercial District            |
| I-1        | Industrial District                    |
| I-2        | Industrial Park District               |
| I-3        | Employment Center District             |
| P          | Public Use District                    |

One Square Mile  
 Sec. 21 T10N R7E







COMMENCING FROM THE NE  
ASSUMED BEARING OF N.89  
233 I.T. A DISTANCE OF  
THENCE S.0°20'25"W. A D  
DISTANCE OF 290.00', TH  
THENCE N.89°39'35"W. A  
DISTANCE OF 63.00', TH  
THENCE S.0°20'25"W. A  
DISTANCE OF 9.00', THENC  
N.89°39'35"W. A DISTANC  
OF 63.00', THENCE N.8  
S.0°20'25"W. A DISTANCE  
OF 261.00', THENCE S.  
S.89°39'35"E. A DISTANCE  
SAID LOT 233 I.T., THENC  
LOT 233 I.T. A DISTANCE  
THENCE N.89°41'15"W. AL  
DISTANCE OF 219.00' TO  
S.0°21'05"W. ALONG THE  
OF 150.06' TO THE NE COR  
ALONG THE NORTH LINE OF  
THE NW CORNER OF SAID L  
WEST LINE OF SAID LOT 19  
THE NORTH ROW LINE OF  
NORTH ROW LINE OF SAID  
N.0°41'48"E. A DISTANCE  
OF 320.81', THENCE S.0°  
CORNER OF CONTROLLED AC  
NORTH LINE OF SAID COM  
THE SW CORNER OF SAID L  
WEST LINE OF SAID LOT  
S.80°55'35"E. ALONG THE  
OF 22.47', THENCE M.9°04  
I.T. A DISTANCE OF 258.  
LINE OF SAID LOT 233 I.T.  
ALONG THE ALONG THE WEST  
326.12', THENCE S.89°39'  
0283 A DISTANCE OF 64.6:  
STREET, THENCE S.0°20'39  
STREET A DISTANCE OF 66.  
LOT 233 I.T., THENCE S.89  
233 I.T. A DISTANCE OF  
TRACT CONTAINS A CALCUL

**Total Site Area ±76.22**

A tract of land composed of lot 257 I.T., Lot 214 I.T., Lot 213 I.T., and Lot 2 Gateway Terrace replat, all located in the S 1/2 of Section 21, Township 10 North, Range 7 East of the 6th, P.M. Lancaster County Nebraska, and is more particularly described as follows:

Commencing from the southwest corner of said Lot 257 I.T., said point also being the true point of beginning; thence, on an assumed bearing of N 00°02'06" E along the west line of said Lot 257 I.T. a distance of 899.97 feet; thence, N 89°27'29" W along the west line of said Lot 257 I.T., a distance of 138.58 feet; thence, N 00°00'00" W along the west line of said Lot 257 I.T., a distance of 355.60 feet to the northeast corner of Lot 256 I.T., said point also being on the south right-of-way line of "R" Street; thence, S 89°29'04" E along the south line of said "R" Street right-of-way a distance of 75.00 feet to the southeast corner of said "R" Street right-of-way; thence, N 01°48'14" E along the east line of said "R" Street right-of-way, a distance of 40.00 feet to the northwest corner of said Lot 257 I.T., thence, N 89°29'04" W along the south line of said Lot 2 Gateway Terrace replat a distance of 10.00 feet to the southwest corner of said Lot 2, said point also being on the east line of North 60th Street right-of-way, thence, N 01°48'14" E along the east right-of-way line of said North 60th Street a distance of 125.03 feet to the southwest corner of Lot 4 Gateway Terrace, thence, S 87°59'44" E along the south line of said Lot 4 a distance of 171.26 feet to the south corner of said Lot 4; thence, N 48°27'06" E along the southeast line of said Lot 4 a distance of 298.52 feet to the northwest corner of Outlot "B" Gateway Terrace replat; thence, S 39°47'10" E along the southwest line of said Outlot "B" a distance of 53.42 feet to the southwest corner of said Outlot "B"; thence, on a curve to the left whose radius is 497.18 feet, a central angle of 25°56'43", an arc distance of 225.14 feet and a chord bearing of N 59°57'27" E to the east corner of Outlot "A" Gateway Terrace replat; thence, N 40°07'36" W along the east line of said Outlot "A" and Lot 2 Gateway Terrace a distance of 212.79 feet to the southeast corner of 62nd Street right-of-way; thence, N 49°51'41" E along the southeast line of said 62nd Street right-of-way a distance of 79.89 feet to the southeast corner of said 62nd Street right-of-way; thence, S 40°06'18" E along the southwest line of Lot 1 Gateway Terrace a distance of 104.99 feet to the southwest corner of said Lot 1; thence, N 49°59'30" E along the south line of said Lot 1 and Lot 1 Gateway Terrace replat a distance of 797.25 feet to the southeast corner of said Lot 1 Gateway Terrace replat; thence, N 00°04'25" E along the east line of said Lot 1 a distance of 188.17 feet to a point on the south line of the Missouri Pacific R.R. right-of-way; thence, S 54°58'27" E along the south line of said Missouri Pacific R.R. right-of-way a distance of 121.56 feet to the northeast corner of said Lot 213 I.T.; thence, on a curve to the left whose radius is 193.73 feet a central angle of 32°58'09", an arc distance of 111.48 feet and a chord bearing of S 13°30'57" E; thence, S 30°00'01" E along the east line of said Lot 213 I.T. a distance of 680.07 feet to the east corner of said Lot 213 I.T., thence, S 00°22'16" W along the east line of said Lot 213 I.T. a distance of 678.02 feet to the

southeast corner of said Lot 213 I.T., said point also being on the north right-of-way line of "Q" Street; thence, N 89°39'35" W along the north right-of-way line of "Q" Street a distance of 368.00 feet to the northwest corner of said "Q" Street right-of-way; thence, S 00°20'39" W along the west line of said "Q" Street right-of-way a distance of 27.97 feet to the northeast corner of Lot 232 I.T., thence, N 89°39'35" W along the north line of said Lot 232 I.T. a distance of 64.62 feet to the northwest corner of said Lot 232 I.T., said point also being on the east line of said lot 257 I.T.; thence, S 00°04'25" W along the east line of said Lot 257 I.T. a distance of 226.12 feet to the northwest corner of said Lot 214 I.T.; thence, S 89°55'35" E along the north line of said Lot 214 I.T. a distance of 63.34 feet to the northeast corner of said Lot 214 I.T.; thence, S 09°04'30" W along the east line of said Lot 214 I.T. a distance of 258.00 feet to the southeast corner of said Lot 214 I.T.; thence, N 89°55'35" W along the south line of said Lot 214 I.T. a distance of 22.47 feet to the southwest corner of said Lot 214 I.T. said point also being on the east line of said Lot 257 I.T.; thence, S 00°04'25" W along the east line of said Lot 257 I.T. a distance of 443.53 feet to a point on the north line of the east right-of-way stub; thence, S 89°53'39" W along the north line of said right-of-way stub a distance of 39.82 feet; thence, S 00°10'18" W along the west line of said stub, a distance of 105.54 feet; thence, on a curve to the right, whose radius is 23.00 feet, a central angle of 89°55'45" an arc distance of 36.10 feet and a chord bearing of S 45°38'01" W; thence, N 89°24'06" W along the north right-of-way line of "Q" Street a distance of 897.46 feet; thence, on a curve to the right whose radius is 23.00 feet, a central angle of 59°09'08", an arc distance of 23.75 feet and a chord bearing of N 59°49'32" W; thence, N 04°12'07" E along the west right-of-way stub a distance of 13.30 feet; thence, on a curve to the right whose radius is 1105.92 feet, a central angle of 03°14'42", an arc distance of 62.64 feet and a chord bearing of N 09°49'28" E to the northeast corner of said right-of-way stub; thence, N 82°35'20" W along the north line of said right-of-way stub a distance of 79.90 feet; thence, on a curve to the left whose radius is 1185.92 feet a central angle of 03°15'28" an arc distance of 67.43 feet and a chord bearing of S 05°47'10" W along the west line of said right-of-way stub; thence, S 04°08'26" W along the west line of said right-of-way stub a distance of 20.65 feet; thence, on a curve to the right, whose radius is 23.00 feet a central angle of 51°08'17", an arc distance of 20.33 feet and a chord bearing of S 69°01'45" W to a point on the north right-of-way line of said "Q" Street; thence, N 89°24'06" W along the north line of said "Q" Street right-of-way a distance of 104.92 feet TO THE TRUE POINT OF BEGINNING.

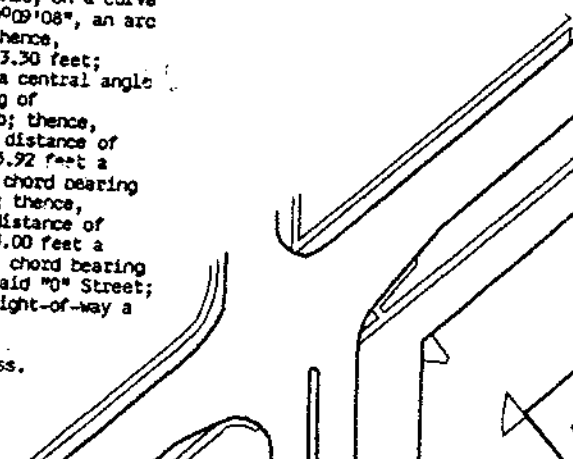
Said tract contains a calculated area of 62.35 acres more or less.

ary  
2 SK15B 5/7/93  
e's Restaurant

City Code	or Area"	"Floor Area"	With Exclusions
01	01	01	01
02	02	02	02
03	03	03	03
04	04	04	04
05	05	05	05
06	06	06	06
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27,599	26,685
103,556	86,769
44,585	30,961
58,559	57,782
53,258	52,375
11,431	3,848
298,988	258,421
105,640	105,640
8,510	8,510
98,136	98,136
147,482	147,482
111,264	111,264
4,050	4,050
35,129	35,129
510,211	510,211
60,779	38,621
57,671	57,671
15,914	15,914
7,262	7,262
141,625	119,467
869,978	807,253
73,585	73,585
7,262	7,262

Floor Area* or City Code	GLA
27,599	26,685
133,455	89,255
67,271	41,678
64,032	57,897
60,190	52,469
27,794	20,961
27,825	20,876
408,166	309,823
105,640	105,640
9,000	9,000
98,138	98,138
147,482	147,482
111,264	111,264
4,050	4,050
124,656	124,656
600,228	600,228
32,139	32,139
57,671	57,671
15,914	15,914
9,100	9,100
4,109	4,109
8,752	8,752
127,685	127,685
38,079	38,079



Sear's Parcel  
LEGAL DESCRIPTION

REMAINING PORTION OF LOT 233 I.T.

at 214 I.T., Lot 213 I.T., and  
the S 1/2 of Section 21, Township  
Lancaster County Nebraska, and is

A TRACT OF LAND COMPOSED OF THE REMAINING PORTION OF LOT 233 I.T.  
LOCATED IN THE SE 1/4 OF SECTION 21, T10N, R7E OF THE 6TH PM  
LANCASTER COUNTY NEBRASKA AND IS MORE PARTICULARLY DESCRIBED AS  
FOLLOWS:

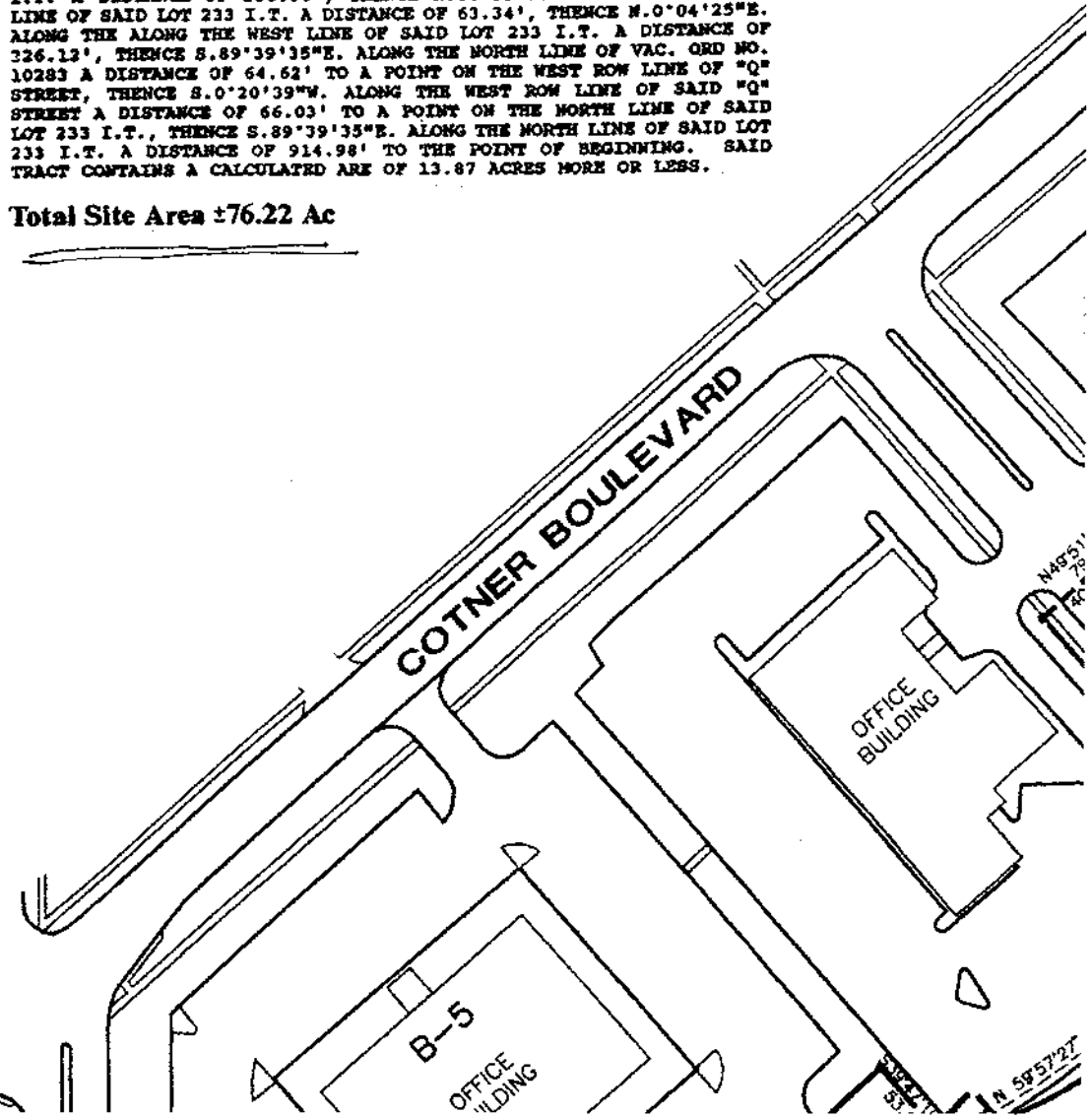
1 Lot 257 I.T., said point also  
on an assumed bearing of  
ot 257 I.T. a distance of  
a west line of said lot 257 I.T., a  
W along the west line of said lot  
northeast corner of lot 256 I.T.,  
-way line of "R" Street; thence,  
"R" Street right-of-way a distance  
id "R" Street right-of-way; thence,  
R" Street right-of-way, a distance  
id lot 257 I.T., thence,  
Lot 2 Gateway Terrace replat a  
net of said Lot 2, said point also  
right-of-way, thence,  
line of said North 60th Street a  
rner of Lot 4 Gateway Terrace,  
f said Lot 4 a distance of  
4; thence, N 48°27'06" E along the  
298.52 feet to the northwest corner  
s, S 39°47'10" E along the  
s of 53.42 feet to the southwest  
ve to the left whose radius is  
an arc distance of 225.14 feet and  
t corner of outlot "A" Gateway  
the east line of said outlot "A"  
7.79 feet to the southeast corner of  
1" E along the southeast line of  
79.89 feet to the southeast corner  
40°06'18" E along the southwest  
104.99 feet to the southwest  
along the south line of said Lot 1  
of 797.25 feet to the southeast  
; thence, N 00°04'25" E along the  
7 feet to a point on the south line  
thence, S 54°58'27" E along the  
ight-of-way a distance of  
1 Lot 213 I.T.; thence, on a curve  
entral angle of 32°58'09", an arc  
of S 13°30'57" E; thence,  
Lot 213 I.T. a distance of  
213 I.T., thence, S 00°22'16" W  
distance of 678.02 feet to the

d point also being on the north  
89°39'35" W along the north  
of 368.00 feet to the northwest  
ence, S 00°20'39" W along the west  
tance of 27.97 feet to the northeast  
W along the north line of said Lot  
orthwest corner of said Lot 232  
ne of said lot 257 I.T.; thence,  
Lot 257 I.T. a distance of  
d Lot 214 I.T.; thence,  
Lot 214 I.T. a distance of  
Lot 214 I.T.; thence, S 09°04'30" W  
distance of 258.00 feet to the  
nce, N 80°55'35" W along the south  
47 feet to the southwest corner of  
the east line of said Lot 257 I.T.;  
of said Lot 257 I.T. a distance of  
if the east right-of-way stub;  
of said right-of-way stub a  
W along the west line of said  
in a curve to the right, whose radius  
an arc distance of 36.10 feet and  
N 89°24'06" W along the north  
of 897.46 feet; thence, on a curve  
central angle of 59°09'08", an arc  
of N 59°49'32" W; thence,  
stub a distance of 13.30 feet;  
us is 1105.92 feet, a central angle  
it and a chord bearing of  
said right-of-way stub; thence,  
right-of-way stub a distance of  
whose radius is 1185.92 feet a  
of 67.43 feet and a chord bearing  
id right-of-way stub; thence,  
right-of-way stub a distance of  
it, whose radius is 23.00 feet a  
e of 20.33 feet and a chord bearing  
ight-of-way line of said "Q" Street;  
of said "Q" Street right-of-way a  
OF BEGINNING.

12.35 acres more or less.

COMMENCING FROM THE NE CORNER OF SAID LOT 233 I.T., THENCE ON AN  
ASSUMED BEARING OF N.89°39'35"W. ALONG THE NORTH LINE OF SAID LOT  
233 I.T. A DISTANCE OF 92.00' TO THE TRUE POINT OF BEGINNING,  
THENCE S.0°20'25"W. A DISTANCE OF 25.00', THENCE N.89°39'35"W. A  
DISTANCE OF 290.00', THENCE S.0°20'25"W. A DISTANCE OF 139.50',  
THENCE N.89°39'35"W. A DISTANCE OF 21.00', THENCE S.0°20'25"W. A  
DISTANCE OF 63.00', THENCE N.89°39'35"W. A DISTANCE OF 9.00',  
THENCE S.0°20'25"W. A DISTANCE OF 63.00', THENCE N.89°39'35"W. A  
DISTANCE OF 9.00', THENCE S.0°20'25"W. A DISTANCE OF 63.00', THENCE  
N.89°39'35"W. A DISTANCE OF 9.00', THENCE S.0°20'25"W. A DISTANCE  
OF 63.00', THENCE N.89°39'35"W. A DISTANCE OF 6.00', THENCE  
S.0°20'25"W. A DISTANCE OF 30.00', THENCE S.89°39'35"E A DISTANCE  
OF 261.00', THENCE S.0°20'25"W. A DISTANCE OF 3.00', THENCE  
S.89°39'35"E. A DISTANCE OF 174.91' TO A POINT ON THE EAST LINE OF  
SAID LOT 233 I.T., THENCE S.0°21'05"W. ALONG THE EAST LINE OF SAID  
LOT 233 I.T. A DISTANCE OF 86.44' TO THE NE CORNER OF LOT 132 I.T.,  
THENCE N.89°41'15"W ALONG THE NORTH LINE OF SAID LOT 132 I.T. A  
DISTANCE OF 219.00' TO THE NW CORNER OF SAID LOT 132 I.T., THENCE  
S.0°21'05"W. ALONG THE WEST LINE OF SAID LOT 132 I.T. A DISTANCE  
OF 150.06' TO THE NE CORNER OF LOT 197 I.T., THENCE N.89°42'20"W.  
ALONG THE NORTH LINE OF SAID LOT 197 I.T. A DISTANCE OF 349.33' TO  
THE NW CORNER OF SAID LOT 197 I.T., THENCE S.0°23'11"W. ALONG THE  
WEST LINE OF SAID LOT 197 I.T. A DISTANCE OF 290.62' TO A POINT ON  
THE NORTH ROW LINE OF "O" STREET, THENCE S.89°25'32"W. ALONG THE  
NORTH ROW LINE OF SAID "O" STREET A DISTANCE OF 139.00', THENCE  
N.0°41'48"E. A DISTANCE OF 180.29', THENCE S.89°52'59"W. A DISTANCE  
OF 320.81', THENCE S.0°04'25"W. A DISTANCE OF 65.17' TO THE NE  
CORNER OF CONTROLLED ACCESS ROW, THENCE N.89°55'35"W. ALONG THE  
NORTH LINE OF SAID CONTROLLED ACCESS ROW A DISTANCE OF 40.00' TO  
THE SW CORNER OF SAID LOT 233 I.T., THENCE N.0°04'25"E. ALONG THE  
WEST LINE OF SAID LOT 233 I.T. A DISTANCE OF 445.55', THENCE  
S.80°55'35"E. ALONG THE WEST LINE OF SAID LOT 233 I.T. A DISTANCE  
OF 22.47', THENCE N.9°04'30"E. ALONG THE WEST LINE OF SAID LOT 233  
I.T. A DISTANCE OF 258.00', THENCE N.80°55'35"W. ALONG THE WEST  
LINE OF SAID LOT 233 I.T. A DISTANCE OF 63.34', THENCE N.0°04'25"E.  
ALONG THE ALONG THE WEST LINE OF SAID LOT 233 I.T. A DISTANCE OF  
326.13', THENCE S.89°39'35"E. ALONG THE NORTH LINE OF VAC. ORD NO.  
10283 A DISTANCE OF 64.62' TO A POINT ON THE WEST ROW LINE OF "Q"  
STREET, THENCE S.0°20'39"W. ALONG THE WEST ROW LINE OF SAID "Q"  
STREET A DISTANCE OF 66.03' TO A POINT ON THE NORTH LINE OF SAID  
LOT 233 I.T., THENCE S.89°39'35"E. ALONG THE NORTH LINE OF SAID LOT  
233 I.T. A DISTANCE OF 914.98' TO THE POINT OF BEGINNING. SAID  
TRACT CONTAINS A CALCULATED ARE OF 13.87 ACRES MORE OR LESS.

Total Site Area ±76.22 Ac



# CAPITOL *Sign* CO.

3421 N. 35th Street Circle • Lincoln, NE 68504 • Telephone (402) 466-7446 • FAX (402) 466-2157

October 3, 2002

Tom Cajka  
5555 So 10<sup>th</sup> street  
Lincoln, NE 68508

Re: Amendment to existing PEUP#3 Westfield Shoppingtown (formerly Gateway Mall)

Dear Mr. Cajka,

I would like to apply to amend PEUP#3 in behalf of Westfield Shoppingtown. The purpose of the amendment is to change the signage on the property due to the new name. Enclosed is a letter from building and safety that address the exact signs that need to go through the amendment process for approval.

I have enclosed twenty-one copies of a site plan, a certificate of ownership and a check for the amount of \$585.00.

If there is anything else that is required or if you have any question s please feel free to give me a call at 1-800-539-4464.

Sincerely,

Bill Patsios  
Account Executive

*Bill Patsios*



**Table 1: General Information**

Item	Description	Quantity	Unit
1	Asphalt Paving	10,000	Sq. Yds.
2	Concrete Paving	5,000	Sq. Yds.
3	Gravel Paving	2,000	Sq. Yds.
4	Earthwork	10,000	Cu. Yds.
5	Drainage	1,000	Lf.
6	Lighting	100	Fixtures
7	Signage	10	Signs
8	Landscaping	10,000	Sq. Yds.
9	Security	100	Fixtures
10	Other	100	Fixtures

**Table 2: Material Schedule**

Item	Description	Quantity	Unit
1	Asphalt	10,000	Sq. Yds.
2	Concrete	5,000	Sq. Yds.
3	Gravel	2,000	Sq. Yds.
4	Earthwork	10,000	Cu. Yds.
5	Drainage	1,000	Lf.
6	Lighting	100	Fixtures
7	Signage	10	Signs
8	Landscaping	10,000	Sq. Yds.
9	Security	100	Fixtures
10	Other	100	Fixtures

**Table 3: Labor Schedule**

Item	Description	Quantity	Unit
1	Asphalt	10,000	Sq. Yds.
2	Concrete	5,000	Sq. Yds.
3	Gravel	2,000	Sq. Yds.
4	Earthwork	10,000	Cu. Yds.
5	Drainage	1,000	Lf.
6	Lighting	100	Fixtures
7	Signage	10	Signs
8	Landscaping	10,000	Sq. Yds.
9	Security	100	Fixtures
10	Other	100	Fixtures

**Table 4: Summary**

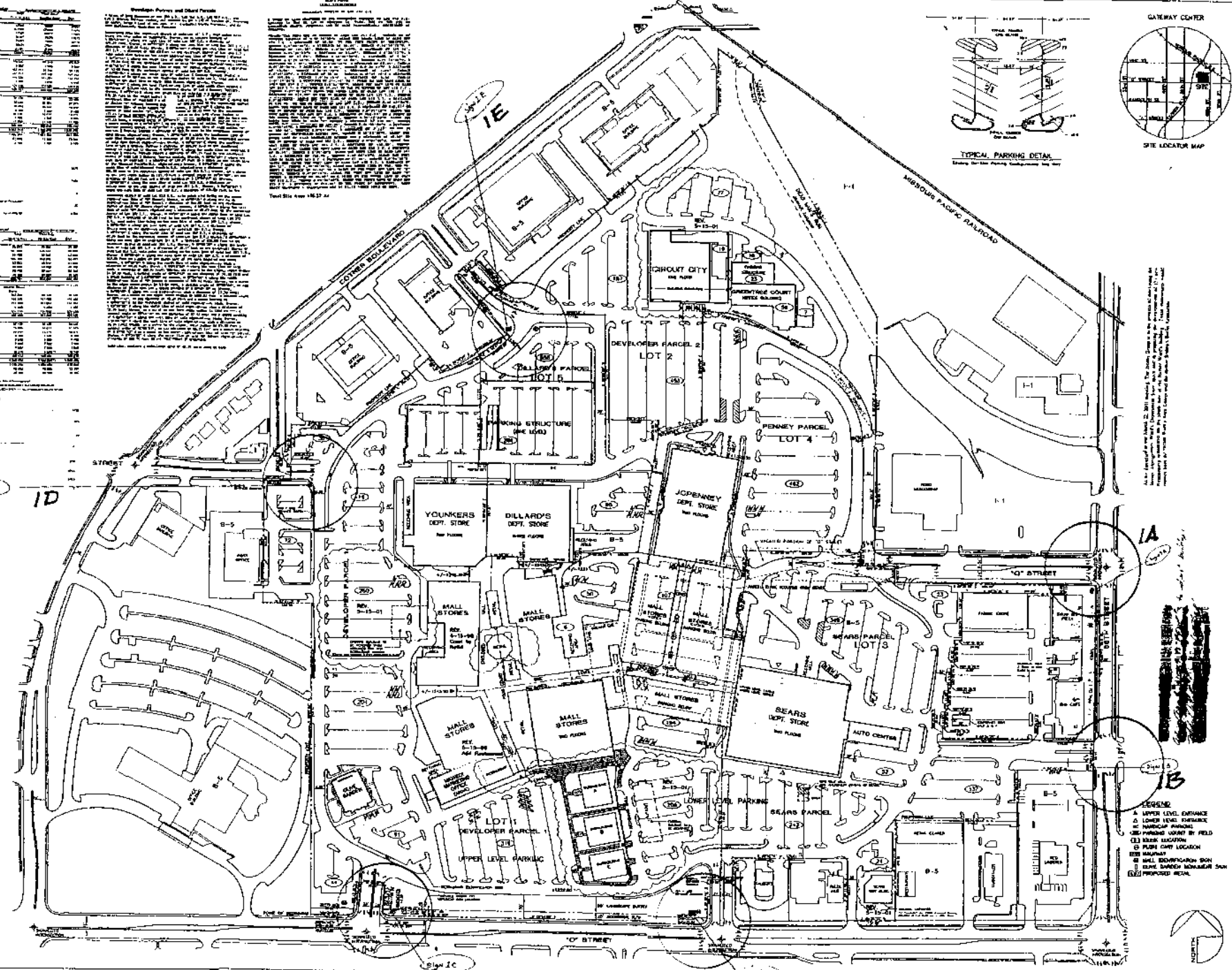
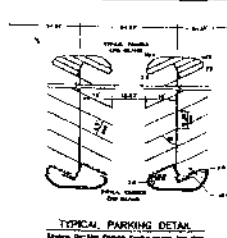
Item	Description	Quantity	Unit
1	Asphalt	10,000	Sq. Yds.
2	Concrete	5,000	Sq. Yds.
3	Gravel	2,000	Sq. Yds.
4	Earthwork	10,000	Cu. Yds.
5	Drainage	1,000	Lf.
6	Lighting	100	Fixtures
7	Signage	10	Signs
8	Landscaping	10,000	Sq. Yds.
9	Security	100	Fixtures
10	Other	100	Fixtures

**Development, Parking, and Street Details**

The following details are provided for the development, parking, and street layout. These details are intended to provide a comprehensive overview of the project and its components. The details are organized into sections, each describing a specific aspect of the project. The sections include: Development Details, Parking Details, and Street Details. Each section contains a detailed description of the project and its components, including a list of the project's goals and objectives, a list of the project's key features, and a list of the project's key stakeholders. The details are intended to provide a comprehensive overview of the project and its components, including a list of the project's goals and objectives, a list of the project's key features, and a list of the project's key stakeholders.

**Table 5: Summary**

Item	Description	Quantity	Unit
1	Asphalt	10,000	Sq. Yds.
2	Concrete	5,000	Sq. Yds.
3	Gravel	2,000	Sq. Yds.
4	Earthwork	10,000	Cu. Yds.
5	Drainage	1,000	Lf.
6	Lighting	100	Fixtures
7	Signage	10	Signs
8	Landscaping	10,000	Sq. Yds.
9	Security	100	Fixtures
10	Other	100	Fixtures

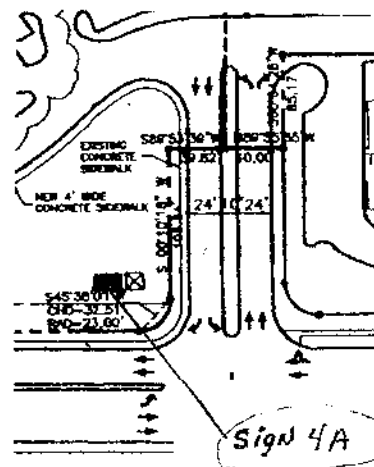
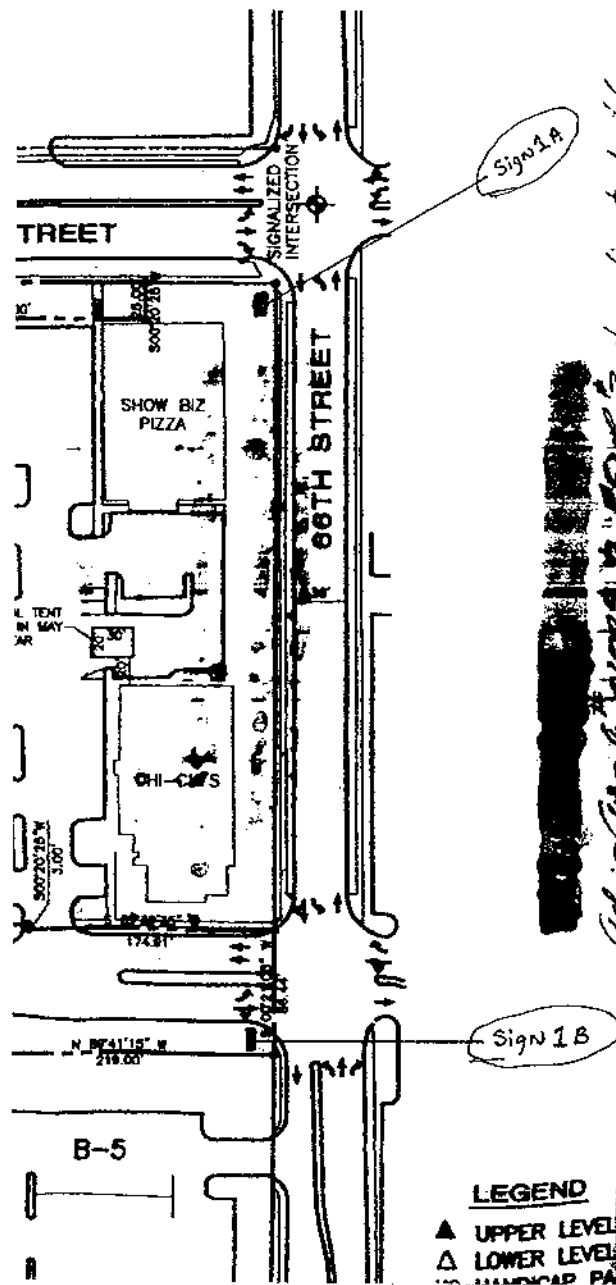
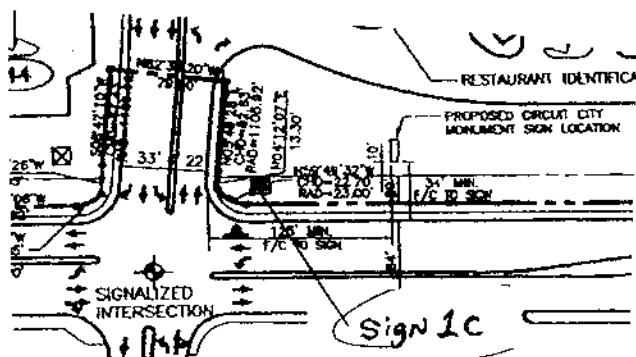
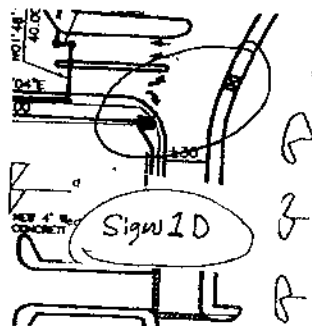
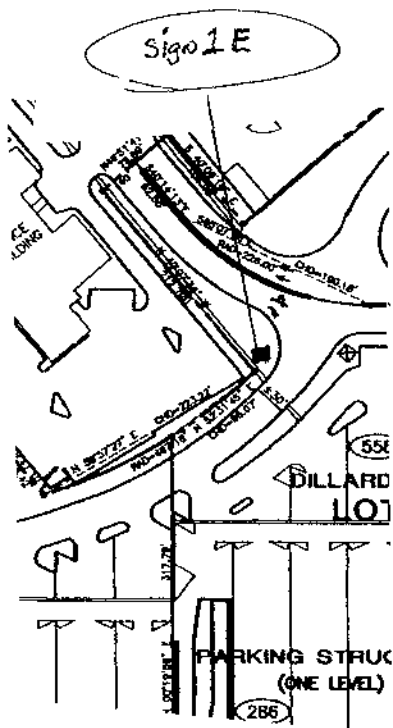


- LEGEND**
- 1. UPPER LEVEL ENTRANCE
  - 2. LOWER LEVEL ENTRANCE
  - 3. PARKING LOT
  - 4. PARKING LOT BY FIELD
  - 5. PARKING LOT BY FIELD
  - 6. PARKING LOT BY FIELD
  - 7. PARKING LOT BY FIELD
  - 8. PARKING LOT BY FIELD
  - 9. PARKING LOT BY FIELD
  - 10. PARKING LOT BY FIELD

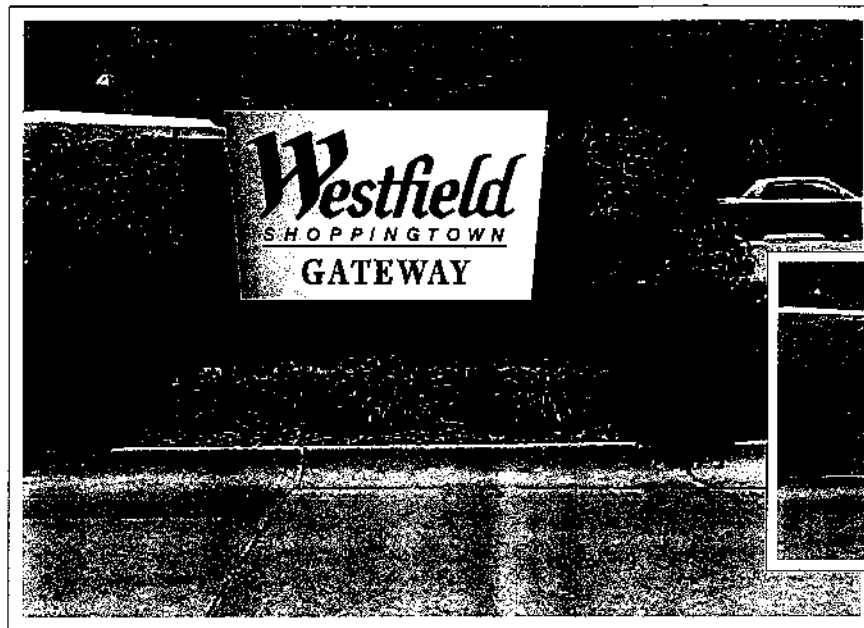
Scale: 1" = 100'

North Arrow

Sheet 1 of 1



SIGN 1A  
SIGN 1B  
SIGN 1C  
SIGN 1D  
SIGN 1E



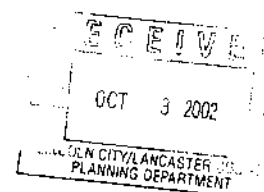
EXISTING ELEVATION

PROPOSED ELEVATION SCALE 3/8" = 1'-0"

## PAGE 2

PROJECT TITLE WESTFIELD SHOPPINGTOWN GATEWAY  
ADDRESS 6400 "O" STREET, SUITE #5, LINCOLN, NE 68505  
ACCOUNT EXECUTIVE NICK NUTTER  
FILE #WESTF139 DESIGN #002570 REVISED SEPTEMBER 19, 2002 RLG

PRIMARY ELECTRICAL TO SIGN LOCATIONS IS TO BE PROVIDED BY OTHERS. A DEDICATED CIRCUIT WITH NO SHARED NEUTRALS AND A GROUND RETURNING TO THE PANEL IS REQUIRED FOR ALL INSTALLATIONS.

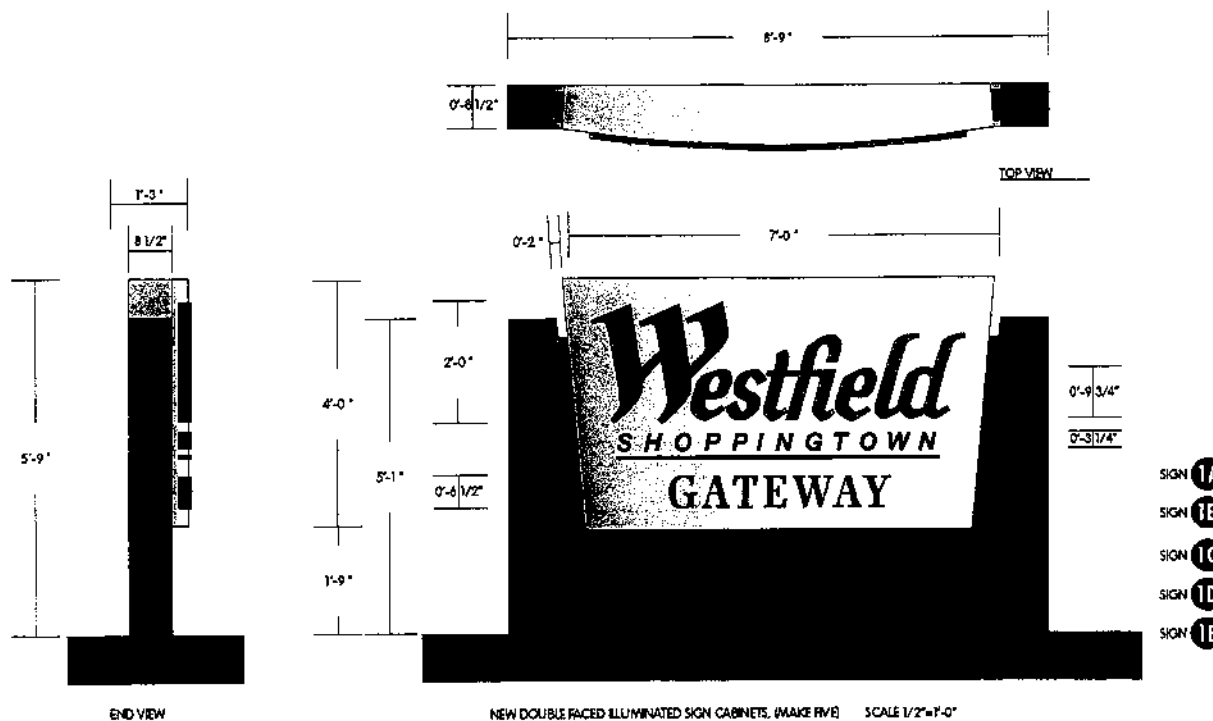


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NEW DOUBLE FACED ILLUMINATED SIGN CABINETS, (MAKE RVB) SCALE 1/2"=1'-0"

CABINET FABRICATED ALUMINUM W/ 125 FACES & 090 FILLERS.  
PAINTED TO MATCH "BRUSHED ALUM" AKZO 41-342 W/ CLEARCOAT SATIN FINISH.

"WESTFIELD": ROUTE OUT FACE FOR 1/2" THICK CLEAR ACRYLIC FACES W/ LIGHT TOMATO RED 3630-43 TRANSLUCENT VINYL APPLIED TO FACE W/ WHITE #7328 WHITE PLEX BEHIND.  
INTERNALLY ILLUMINATED BY SINGLE TUBE 13W/830MA CLEAR RED NEON.

"SHOPPINGTOWN": ROUTE OUT FACE FOR 1/2" THICK BRONZE #2412 PLEX W/ WHITE #7328 PLEX BEHIND.  
INTERNALLY ILLUMINATED BY H.O. 800MA R. LAMPS.

OUTER SUPPORT COVERS: FABRICATED ALUMINUM, PAINTED GRAY MP 2409 OR 9973 (AKZO RT296 SATIN).

REVEAL AND BASE CENTER SECTION: FABRICATED ALUMINUM, PAINTED TO MATCH DARK GRAY MAP 13A-1A (AKZO 493-H4)

RECEIVED

OCT 3 2002

CITY OF LANCASTER  
PLANNING DEPARTMENT

**ultrasigns**

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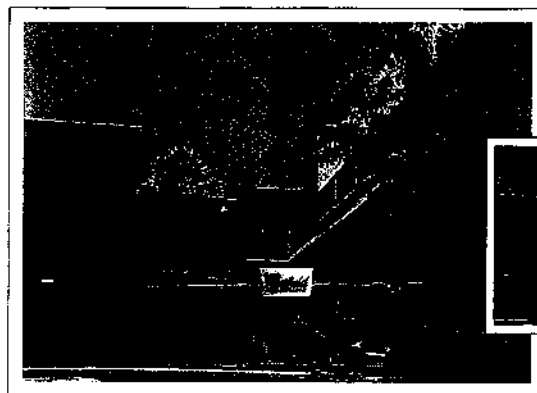
ALL PRIMARY ELECTRICAL TO SIGNS / TRANSFORMERS TO BE SUPPLIED BY OTHERS

PAGE 3

PROJECT TITLE WESTFIELD SHOPPINGTOWN GATEWAY  
ADDRESS 6400 "O" STREET, SUITE #5, LINCOLN, NE 68505  
ACCOUNT EXECUTIVE NICK NUTTER  
FILE #WESTR39 DESIGN #002570 REVISED SEPTEMBER 19, 2002 RLG

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SIGN 3A

PROPOSED ELEVATION SCALE: 1/16" = 1'-0"

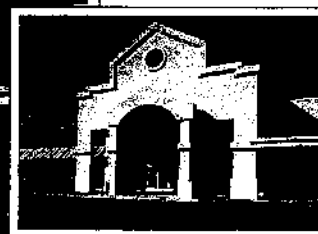


EXISTING ELEVATION



SIGN 3D

PROPOSED ELEVATION SCALE: 1/16" = 1'-0"



EXISTING ELEVATION

PAGE 4

PROJECT TITLE WESTFIELD SHOPPINGTOWN GATEWAY  
ADDRESS 6400 "O" STREET, SUITE #5, LINCOLN, NE 68505  
ACCOUNT EXECUTIVE NICK NUTTER  
FILE #WESTH39 DESIGN #002570 REVISED SEPTEMBER 19, 2002 RLG

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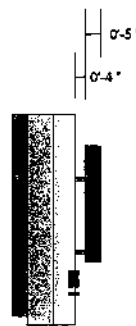
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PLAN VIEW



END VIEW



SIGN 3A

SIGN 3D

S/F WALL SIGN CABINET (MAKE TWO)

SCALE: 1/4" = 1'-0"

CABINET: FABRICATED ALUMINUM W/ 125 FACES & 090 FILLERS. PAINTED T/M "BRUSHED ALUM" MAP 41-342 W/ CLEARCOAT SATIN FINISH. ALL FACE SEAMS TO BE BUTT SEAMS, FILLED, SANDED & BACKED W/ ALUMINUM ANGLE.

"WESTFIELD": ALUM CHANNEL LETTERS W/ 5" DEEP RETURNS. RETURNS & TRIMCAP PAINTED RED AKZO 409-04 ACRYLIC POLYURETHANE SATIN FINISH. WHITE ACRYLIC FACES W/ D/TOM RED 3630-43 TRANSLUCENT VINYL APPLIED TO FACE. INT ILLUM BY D/T CLR RED NEON 15MW/3QWA. PEG OUT LETTERS 3" W/ PINS PAINTED WHITE.

"SHOPPINGTOWN": ROUT OUT FACE FOR 1/2" THICK BRONZE 2412 PLEX W/ WHITE 7325 PLEX BEHIND. INT ILLUM BY H.O. 800 MA FL LAMPS.

SEE SHEET 6 FOR STRUCTURAL LAYOUT SPECIFICATIONS.

# PAGE 5

PROJECT TITLE WESTFIELD SHOPPINGTOWN GATEWAY  
ADDRESS 6400 "O" STREET, SUITE #5, LINCOLN, NE 68505  
ACCOUNT EXECUTIVE NICK NUTTER

FILE #WESTFI39 DESIGN #002570 REVISED SEPTEMBER 19, 2002 RLK

PRIMARY ELECTRICAL TO SIGN LOCATIONS IS TO BE PROVIDED BY OTHERS. A DEDICATED CIRCUIT WITH NO SHARED NEUTRALS AND A GROUND RETURNING TO THE PANEL IS REQUIRED FOR ALL INSTALLATIONS.

RECEIVED

OCT 3 2002

CITY OF LINCOLN  
PLANNING DEPARTMENT

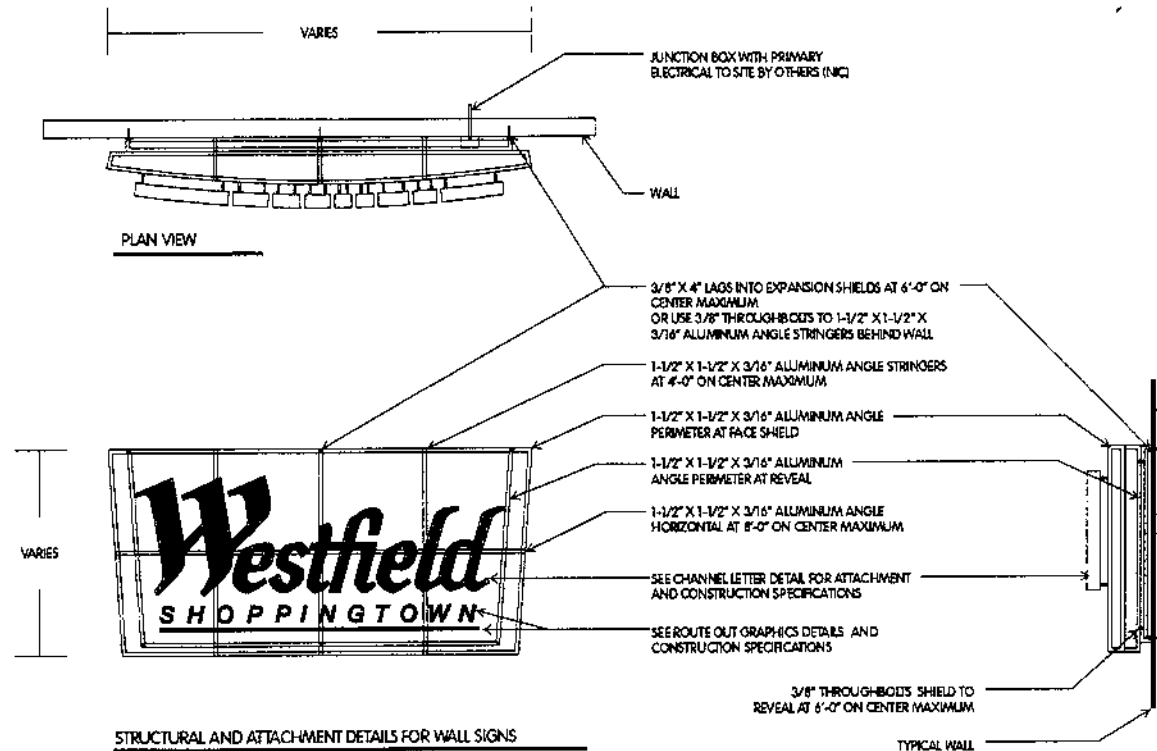
**ultrasigns**

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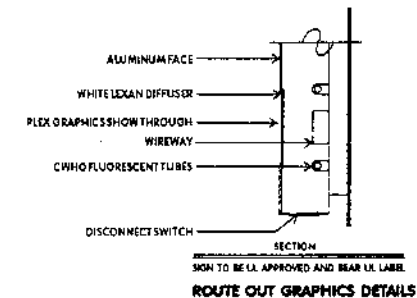
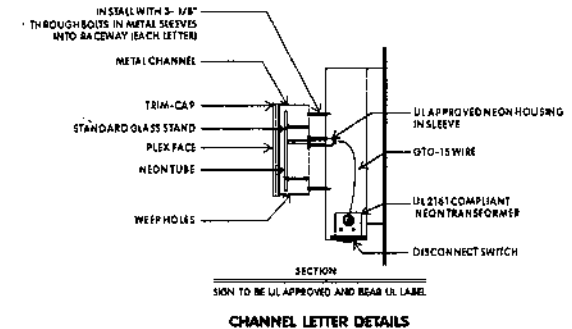


#### STRUCTURAL AND ATTACHMENT DETAILS FOR WALL SIGNS

CABINET: FABRICATED ALUMINUM W/ .125 FACES & .090 FILLERS PAINTED TO MATCH MATTHEWS "BRUSHED ALUMINUM" AKZO 41-342 W/ CLEAR-COAT SATIN FINISH.  
BUTT SEAMS TO BE FILLED, Sanded & BACKED W/ ALUMINUM ANGLE.  
REVEAL PAINTED GRAY MP2409 OR 9973 (AKZO RT296)

COPY: "WESTFIELD": ALUMINUM CHANNEL LETTERS, RETURNS & TRIM-CAP PAINTED RED AKZO 40-94-DM ACRYLIC POLYURETHANE SATIN FINISH.  
WHITE ACRYLIC FACES W/ LIGHT TOMATO RED 3630-43 TRANSLUCENT VINYL APPLIED TO FACE.  
INTERNALLY ILLUMINATED BY CLEAR RED NEON 13MM/30MA. PEG OUT LETTERS W/ PINS PAINTED WHITE.

SECONDARY GRAPHICS: ROUTE OUT FACE FOR BACK UP AND / OR PUSH THROUGH PLEX.  
INTERNALLY ILLUMINATED BY H.Q. 800MA R. LAMPS.



#### PAGE 6

PROJECT TITLE WESTFIELD SHOPPINGTOWN GATEWAY  
ADDRESS 6400 "O" STREET, SUITE #5, LINCOLN, NE 68505  
ACCOUNT EXECUTIVE NICK MUTTER  
FILE #WESTFI39 DESIGN #002570 REVISED SEPTEMBER 19, 2002 RLG

PRIMARY ELECTRICAL TO SIGN LOCATIONS IS TO BE PROVIDED BY OTHERS. A DEDICATED CIRCUIT WITH NO SHARED NEUTRALS AND A GROUND RETURNING TO THE PANEL IS REQUIRED FOR ALL INSTALLATIONS.

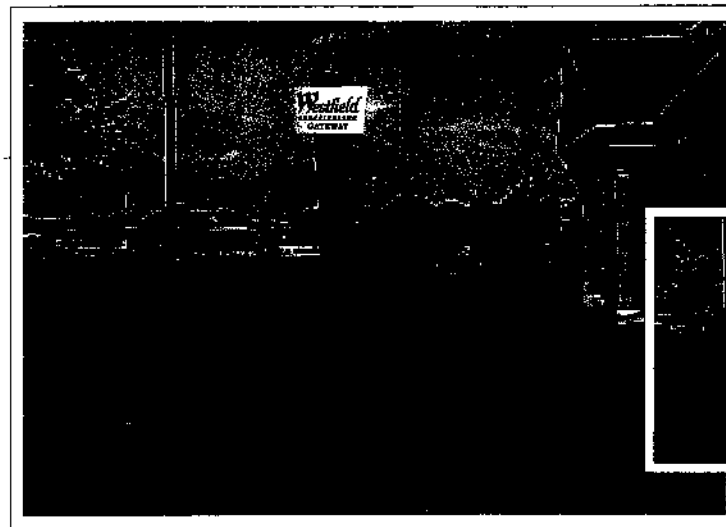
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EXISTING ELEVATION

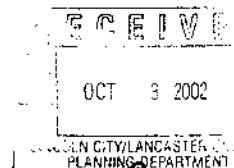
SIGN 4A

PROPOSED ELEVATION SCALE: 1/32" = 1'-0"

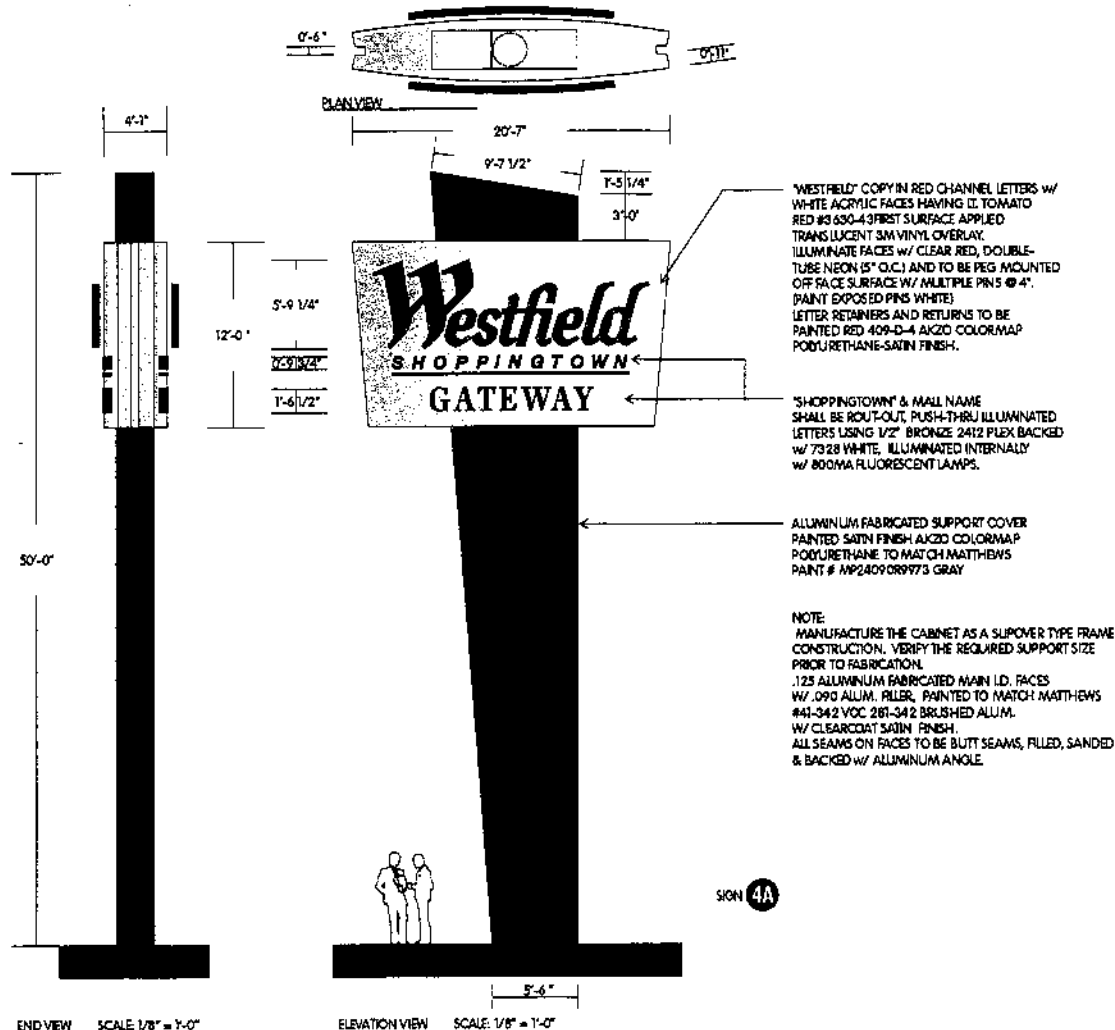
# PAGE 7

PROJECT TITLE WESTFIELD SHOPPINGTOWN GATEWAY  
 ADDRESS 6400 "O" STREET, SUITE #5, LINCOLN, NE 68505  
 ACCOUNT EXECUTIVE NICK NUTTER  
 FILE #WESTFI39 DESIGN #002570 REVISED SEPTEMBER 19, 2002 RLG

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 ALL PRIMARY ELECTRICAL TO SIGNS / TRANSFORMERS TO BE SUPPLIED BY OTHERS



PAGE 8

PROJECT TITLE WESTFIELD SHOPPINGTOWN GATEWAY  
 ADDRESS 6400 "O" STREET, SUITE #5, LINCOLN, NE 68505  
 ACCOUNT EXECUTIVE NICK NUTTER  
 FILE #WESTR39 DESIGN #002570 REVISED SEPTEMBER 19, 2002 RLG

PRIMARY ELECTRICAL TO SIGN LOCATIONS IS TO BE PROVIDED BY OTHERS. A DEDICATED CIRCUIT WITH NO SHARED NEUTRALS AND A GROUND RETURNING TO THE PANEL IS REQUIRED FOR ALL INSTALLATIONS.

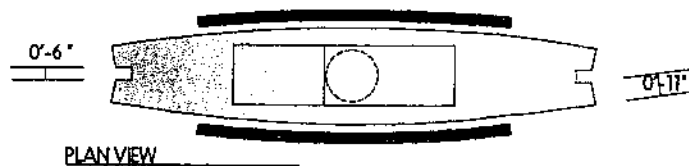
**ultrasigns**

**ELECTRICAL ADVERTISING**

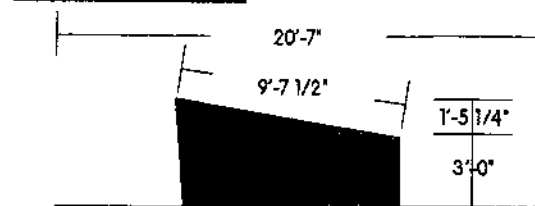
5450 COMPLEX STREET, SUITE 307 SAN DIEGO, CA 92123 (619) 569-1400

ALL PRIMARY ELECTRICAL TO SIGN/TRANSFORMERS TO BE SUPPLIED BY OTHERS

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PLAN VIEW

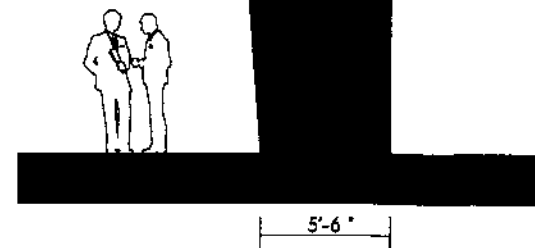


"WESTFIELD" COPY IN RED CHANNEL WHITE ACRYLIC FACES HAVING IT. TC RED #3 630-43 FIRST SURFACE APPL. TRANSLUCENT 3M VINYL OVERLAY. ILLUMINATE FACES W/ CLEAR RED, D TUBE NEON (5" O.C.) AND TO BE PEC OFF FACE SURFACE W/ MULTIPLE PIN (PAINT EXPOSED PINS WHITE) LETTER RETAINERS AND RETURNS TO PAINTED RED 409-D-4 AKZO COLOR POLYURETHANE-SATIN FINISH.

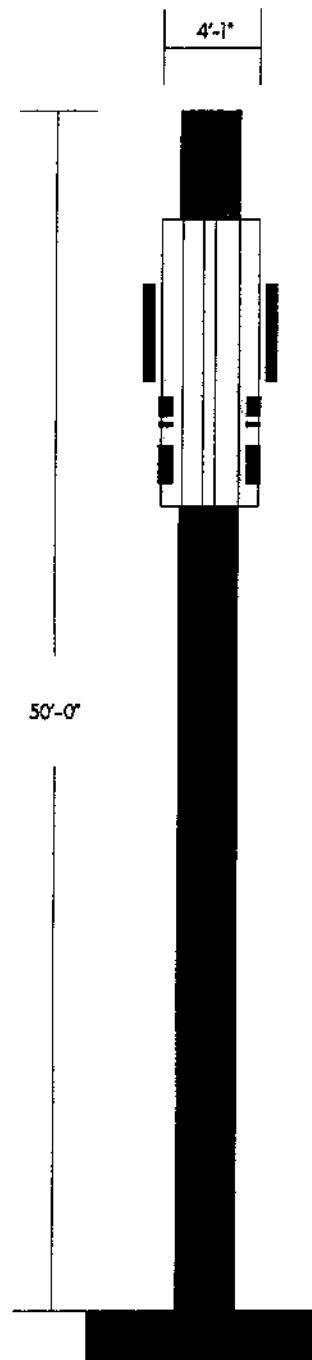
"SHOPPINGTOWN" & MAIL NAME SHALL BE ROUT-OUT, PUSH-THRU ILL. LETTERS USING 1/2" BRONZE 2412 P W/ 7328 WHITE, ILLUMINATED INTER W/ 800MA FLUORESCENT LAMPS.

ALUMINUM FABRICATED SUPPORT C PAINTED SATIN FINISH AKZO COLOR/ POLYURETHANE TO MATCH MATTHE PAINT # MP24090R9973 GRAY

NOTE:  
MANUFACTURE THE CABINET AS A S CONSTRUCTION. VERIFY THE REQUIRE PRIOR TO FABRICATION.  
.125 ALUMINUM FABRICATED MAIN I W/ .090 ALUM. FILLER, PAINTED TO I #41-342 VOC 281-342 BRUSHED ALL W/ CLEARCOAT SATIN FINISH.  
ALL SEAMS ON FACES TO BE BUTT SE. & BACKED W/ ALUMINUM ANGLE.



ELEVATION VIEW SCALE: 1/8" = 1'-0"



END VIEW SCALE: 1/8" = 1'-0"

SIGN 4A

GTOWN GATEWAY  
#5, LINCOLN, NE 68505

REVISED SEPTEMBER 19, 2002 RLG

PRIMARY ELECTRICAL TO SIGN LOCATIONS IS TO BE PROVIDED BY OTHERS. A DEDICATED CIRCUIT WITH NO SHARED NEUTRALS AND A GROUND RETURNING TO THE PANEL IS REQUIRED FOR ALL INSTALLATIONS.

SOLE PROPERTY OF ULTRASIGNS. IT CANNOT BE REPRODUCED, COPIED OR EXHIBITED, IN WHOLE OR PART, WITH

# Lincoln



# Nebraska's Capital City

Sept. 5, 2002

Westfield Shoppingtown Gateway  
6400 'O' Street Suite #5  
Lincoln, NE 68505

Attn: Jim Agliata/Scott Vyskocil

Re: Site Signage

Dear Jim:

The following is an itemized breakdown of procedures for installing signs at Westfield Shoppingtown Gateway based on the design you submitted on August 22<sup>nd</sup>.

- Sign #1a: In the B-5 district, this sign would not be permitted. Only (1) pole or ground sign is permitted on each street frontage abutting the perimeter of the district. This sign is not located at the perimeter of the district. An amendment to pre-existing use permit #3(PEUP3) would be required. Note: this sign doesn't appear to be on Westfield property. (Provide a legal description)
- Sign #1b: Same notes as Sign #1a (except this appears to be on Westfield property)
- Sign #1c: This sign would be permitted as long as it was approved as part of the PEUP3.
- Sign #1d: Same notes as Sign #1a (except this appears to be on Westfield property)
- Sign #1e: Same notes as Sign #1a (except this appears to be on Westfield property)
- Sign #3a: Since it appears that this sign cannot be viewed from off-premise, no permit is required.
- Sign #3b,c,d: Sign is less than 30% of wall face, therefor is permitted by right.
- Sign #4a: In the B-5 district, only (1) pole or ground sign is permitted on each street frontage abutting the perimeter of the district. This sign, along with sign #1c is indeed along the street frontage abutting the perimeter of the district, but you would have to choose which sign you want, or ask city council for a modification to the PEUP3. Pole signs cannot exceed 40 feet in height and 100 SF in area.

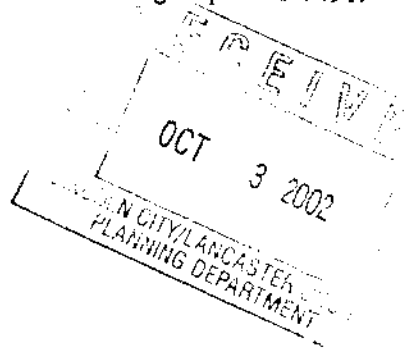
Please call me at 441-6445, if you have any questions. For information regarding cut-off dates and procedures for doing an amendment to the PEUP, contact Ray Hill in Planning Dept. 441-7491.

Respectfully,

Mike Petersen, Plans Examiner

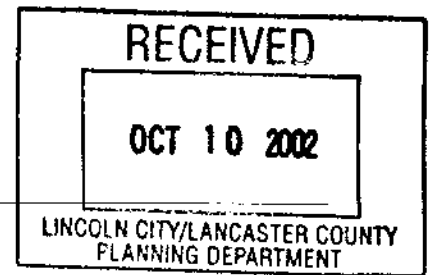
pc: Mike Merwick, Director  
Dale Stertz, Chief Plans Examiner  
Chuck Zimmerman, Manager Building Services

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Building and Safety Department / Mike Merwick, Director / 555 South 10th Street / Room 203 / Lincoln, Nebraska 68508  
Phone: 402-441-7521 / Fax: 402-441-8214 / Email: bldgsafe@ci.lincoln.ne.us / Website: www.ci.lincoln.ne.us

# M e m o r a n d u m



**To:** Mike DeKalb, Planning Dept.

**From:** <sup>BB</sup> Bruce Briney, Public Works and Utilities

**Subject:** Pre-existing Use Permit #3, Westfield Shoppingtown

**Date:** October 10, 2002

**cc:** Nicole Fleck-Tooze  
Randy Hoskins

The City Engineer's Office of the Department of Public Works and Utilities has reviewed the application for Pre-existing Use Permit #3 to change the signage for Westfield Shoppingtown and has the following comments:

- Signs shall not be placed in the public right-of-way.
- Signs shall not be placed within the intersection sight triangle.



INTER-DEPARTMENT COMMUNICATION

DATE October 11, 2002

TO Mike DeKalb, City Planning

FROM Sharon Theobald  
(Ext. 7640)

SUBJECT DEDICATED EASEMENTS  
DN #1N-61E

Attached is the Site Plan for Westfield Shopping Town (formerly Gateway Mall).

**In reviewing the dedicated transmission line or other electrical easements shown on this plat, LES does not warrant, nor accept responsibility for the accuracy of any such dedicated easements.**

ALLTEL, Time Warner Cable, and the Lincoln Electric System will offer no objections to the amendment to change the signage on the property.

It should be noted, all easements are to be retained as shown on "Gateway Shopping Center Subdivision Administrative Plat," December 30, 1993.

It should be noted, any relocation of existing facilities will be at the owner/developer's expense.

*Sharon Theobald*

ST/ss  
Attachment  
c: Terry Wiebke  
Easement File

